

1 BILL NO. S-85-05-12

2 SPECIAL ORDINANCE NO. S-

3 AN ORDINANCE AMENDING SPECIAL ORDINANCE NO. S-115-83
4 AND FINDING AND DETERMINING AREAS WITHIN THE CITY OF
5 FORT WAYNE THAT HAVE BECOME UNDESIRABLE OR IMPOSSIBLE
6 FOR NORMAL DEVELOPMENT AND OCCUPANCY BECAUSE OF A LACK
7 OF DEVELOPMENT, CESSATION OF GROWTH, DETERIORATION OF
8 IMPROVEMENTS OR CHARACTER OF OCCUPANCY, AGE, OBSOLESCENCE, SUBSTANDARD BUILDINGS, OR OTHER FACTORS THAT
9 HAVE IMPAIRED VALUES OR PREVENT A NORMAL DEVELOPMENT
10 OF PROPERTY OR USE OF PROPERTY AND ESTABLISHING
11 ECONOMIC DEVELOPMENT TARGET AREAS WITHIN THE CITY OF
12 FORT WAYNE.

13 WHEREAS, the City of Fort Wayne has established an
14 Economic Development Commission pursuant to I.C. 36-7-12-1
15 et seq, and said Commission has been continuously in existence
16 since 1972; and

17 WHEREAS, the General Assembly of the State of Indiana
18 has amended I.C. 36-7-12-1 et seq and has added I.C. 36-7-11.9-1
19 et seq with the result that the continued existence of Special
20 Ordinance No. S-115-83 would cause the City of Fort Wayne to be
21 unable to issue economic development revenue bonds; and

22 WHEREAS, an economic development target area is defined
23 at I.C. 36-7-11.9-4 as an area that:

24 "(1) has become undesirable or impossible for normal develop-
25 ment and occupancy because of a lack of development, cessation
26 of growth, deterioration of improvements or character of occupancy,
27 age, obsolescence, substandard buildings, or other factors that
28 have impaired values or prevent a normal development of property
29 or use of property;

30 (2) has been designated as a registered historic district
31 under the National Historic Preservation Act of 1966 or under
32 the jurisdiction of a preservation commission organized under
I.C. 36-7-11, I.C. 36-7-11.1, or I.C. 14-3-3.2; or

(3) encompasses buildings, structures, sites, or other
facilities that are:

(A) listed on the national register of historic places

1 established pursuant to the National Historic Preservation Act
2 of 1966;

3 (B) listed on the register of Indiana historic sites
4 and historic structures established under I.C. 14-3-3.3; or

5 (C) determined to be eligible for listing on the
6 Indiana register by the Indiana state historic preservation
7 officer."

8 WHEREAS, pursuant to I.C. 36-7-12-38, the City of Fort
9 Wayne, on the favorable recommendation of its Economic Development
10 Commission may by ordinance designate a specific geographic
11 territory, not to exceed fifteen percent of the total geographic
12 territory, as a economic development target area; and

13 WHEREAS, the Fort Wayne Economic Development Commission
14 has studied the geographic areas within the City of Fort Wayne
15 and has made a favorable recommendation to this Common Council
16 by Resolution, which Resolution is attached hereto, and said
17 Resolution recommends to this Common Council that the areas
18 designated in said Resolution be designated as economic develop-
19 ment target areas;

20 NOW THEREFORE, be it ordained by the Common Council
21 of the City of Fort Wayne, Indiana that:

22 SECTION 1. Special Ordinance No. S-115-83 is hereby
23 amended by repealing Sections 1,2, 3 and 4, with the proviso
24 that all Inducement Resolutions granted by this Common Council
25 prior to the effective date of this Ordinance shall not be
26 affected by the repeal of said Sections and the designations
27 of target areas to Applicants for said Inducement Resolutions
28 shall continue in full force and effect as though this Section
29 had not been adopted.

30 SECTION 2. The City of Fort Wayne has established
31 an Economic Development Commission pursuant to I.C. 36-7-12-1
32 et seq, and pursuant to I.C. 36-7-12-38, said Fort Wayne

1 Economic Development Commission has recommended to this
2 Common Council that this Common Council enact an Ordinance
3 designating specific geographic territory not exceeding fifteen
4 percent of the total geographic territory of the City as an
5 economic development target area.

6 SECTION 3. The Common Council of the City of Fort
7 Wayne finds that the Fort Wayne Economic Development Commission
8 has studied the geographic areas within the City of Fort Wayne
9 and has determined that the area described on the attached map,
10 which map, as attached, is made a part hereof as Exhibit "A",
11 qualifies for economic development target area designation as
12 defined by I.C. 36-7-11.9-1 et seq.


13 SECTION 4. The Common Council further finds that the
14 areas referred to in the previous section have become undesirable
15 or impossible for normal development and occupancy because of a
16 lack of development, cessation of growth, deterioration of
17 improvements or character of occupancy, age, obsolescence,
18 substandard buildings, or other factors that have impaired values
19 or prevent a normal development of property or use of property,
20 and in so finding, specifically finds that development in the
21 area referred to has been hindered by development in outlying
22 areas of the City and that it is important for the health and
23 well being of the citizens of the City to have a viable downtown
24 area as designated in the attached map and that additional
25 growth and development in said area will be hindered unless
26 economic development financing is available to companies seeking
27 to locate or expand within the area.

28 SECTION 5. The Common Council of the City of Fort
29 Wayne hereby designates as economic development target areas the
30 following areas within the city limits of the City of Fort
31 Wayne:

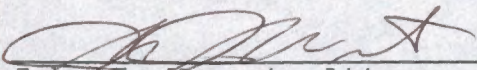
32 All areas within the designated area on the attached

1 map, which map is made a part hereof. The Common Council
2 further finds that additional areas of the City of Fort Wayne
3 may qualify as economic development target areas and that
4 further designations of areas as economic development target
5 areas shall be made on a case by case basis.

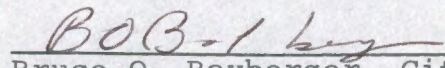
6 SECTION 6. This Ordinance shall be in full force
7 and effect from and after its passage and signing by the Mayor.

8
9 
COUNCILMAN

10 ADOPTED BY ECONOMIC DEVELOPMENT COMMISSION
11 AND APPROVED AS TO FORM.

12 
13 John J. Wernet, Attorney for the
Economic Development Commission
14 Dated this 13th day of May, 1985

15 APPROVED AS TO FORM AND LEGALITY.

16 
17 Bruce O. Boxberger, City Attorney
Dated this 13th day of May, 1985

Read the first time in full and on motion by Eisbart, seconded by Stier, and duly adopted, read the second time by title and referred to the Committee Finance (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19____, at _____ o'clock _____ M., E.

DATE: 5-15-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Eisbart, seconded by Stier, and duly adopted, placed on its passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
TOTAL VOTES	<u>9</u>	_____	_____	_____	_____
BRADBURY	<u>✓</u>	_____	_____	_____	_____
BURNS	<u>✓</u>	_____	_____	_____	_____
EISBART	<u>✓</u>	_____	_____	_____	_____
GiaQUINTA	<u>✓</u>	_____	_____	_____	_____
HENRY	<u>✓</u>	_____	_____	_____	_____
REDD	<u>✓</u>	_____	_____	_____	_____
SCHMIDT	<u>✓</u>	_____	_____	_____	_____
STIER	<u>✓</u>	_____	_____	_____	_____
TALARICO	<u>✓</u>	_____	_____	_____	_____

DATE: 5-28-85

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. D-81-85
on the 28th day of May, 1985

ATTEST:

(SEAL)

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Mark E. GiaQuinta
PRESIDING OFFICER

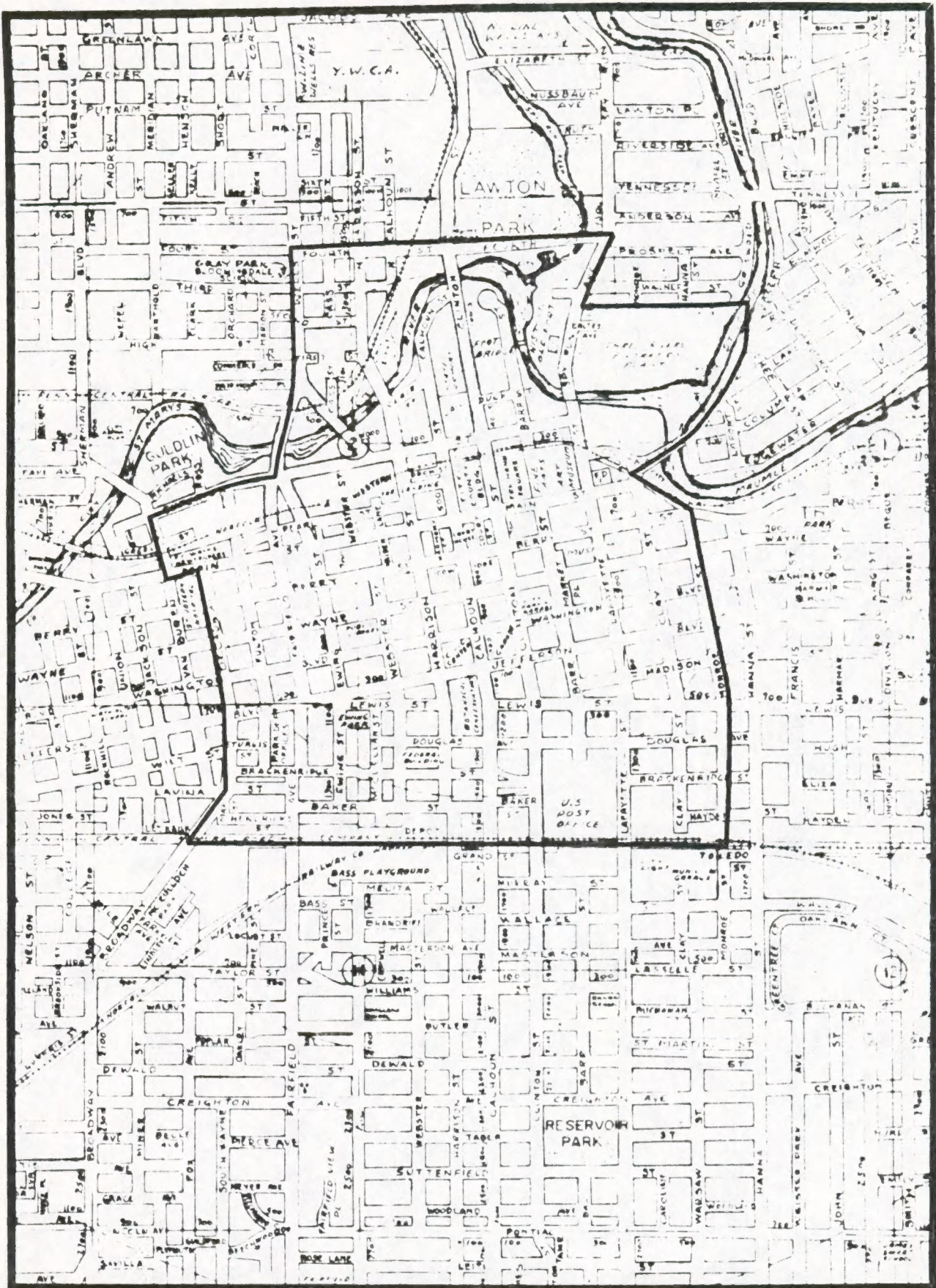
Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 29th day of May, 1985
at the hour of 11:30 o'clock A M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 29th day of May, 1985, at the hour of 3⁰⁰ o'clock P M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

ECONOMIC DEVELOPMENT TARGET AREA



BILL NO. S-85-05-12

REPORT OF THE COMMITTEE ON FINANCE

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (ORDINANCE) (~~RESOLUTION~~) XXXXXXXXXX AMENDING SPECIAL ORDINANCE

NO. S-115-83 AND FINDING AND DETERMINING AREAS WITHIN THE CITY OF
FORT WAYNE THAT HAVE BECOME UNDESIRABLE OR IMPOSSIBLE FOR NORMAL
DEVELOPMENT AND OCCUPANCY BECAUSE OF A LACK OF DEVELOPMENT, CESSATION OF
GROWTH, DETERIORATION OF IMPROVEMENTS OR CHARACTER OF OCCUPANCY, AGE,
OBSOLESCENCE, SUBSTANDARD BUILDINGS, OR OTHER FACTORS THAT HAVE IMPAIRED
VALUES OR PREVENT A NORMAL DEVELOPMENT OF PROPERTY OR USE OF PROPERTY
AND ESTABLISHING ECONOMIC DEVELOPMENT TARGET AREAS WITHIN THE CITY OF
FORT WAYNE

HAVE HAD SAID (ORDINANCE) (~~RESOLUTION~~) UNDER CONSIDERATION AND BEG
LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE)

(~~RESOLUTION~~) XXXXXXXXXX DO PASS DO NOT PASS WITHDRAWN

YES

NO

BEN A. EISBART
CHAIRMAN

JANET G. BRADBURY
VICE CHAIRWOMAN

SAMUEL J. TALARICO

THOMAS C. HENRY

JAMES S. STIER

SANDRA E. KENNEDY
CITY CLERK

CONCURRED IN 5-28-85